

ARTICLE VI

SPECIFIC DISTRICT REGULATIONS

SECTION 1

A-1 GENERAL AGRICULTURAL DISTRICT

1.1--PERMITTED USES

No buildings or use shall hereafter be established or enlarged within the A-1, Agricultural District, except a building or use devoted to one of the following purposes:

- a. Agriculture, as defined in this Ordinance
- b. Single family dwellings
- *c. Cemeteries
- *d. Churches, convents, monasteries, temples, mosques and places of worship
- *e. Schools (private)
- f. Schools (public)
- *g. Golf courses, but not including golf driving ranges, pitch and putt courses, or miniature golf course.
- h. Parks and forest preserves, operated not for profit
- i. Temporary buildings and uses for only construction purposes and not for dwelling purposes, nor for a period that exceeds the completion of the construction.
- j. Accessory buildings or uses incidental to the foregoing principal uses
- k. Municipal or community recreation centers
- l. Police, fire or emergency station
- *m. Public buildings or buildings operated in the public interest by a not-for-profit corporation, including art galleries, post offices, libraries, or museums
- *n. Public or not-for-profit auditoriums, stadiums, arenas, or armories
- *o. Public or private hospitals
- p. Public or private schools and colleges
- q. Community play field - park
- r. Public utility and service uses, including electric substations, gas regulator stations, electric, gas, telegraph, telephone, and water transmission metering and distribution equipment and structures, microwave relay towers, water reservoirs or pumping stations, and other similar facilities.
- s. There shall be allowed one mobile home per tract, said tract conforming to A-1 District Minimum Lot Area, but which use shall be subject to special review of the Planning Commission and final approval of the City Council.

- t. A group home, which is defined to mean a community-based residential facility, located in a single family zoning area that 1) admits not more than six (6) persons

with developmental or physical disabilities who require specialized living arrangements, and 2) provides for such persons a home that is subject to the care and supervision of a responsible adult and 3) which home is licensed by or has a contract with the Department of Human Services.

*u. Amusement park.

*v. Indoor recreational facilities.

*w. Towers, including non-residential broadcast, communication, transmission and similar towers.

*See Article X, Specific Use Permits, for provisions for approval of these uses.
(Ord 2114, adopted 12/15/97) (Ord 2532, adopted 4/21/03)

1.2--MINIMUM LOT SIZE

No dwelling or use shall be constructed or commenced in the A-1 district which does not conform with the following minimum requirements for lot size:

Minimum Lot Area: 5 acres.

Minimum Lot Frontage: 330 feet.

The frontage of any wedge-shaped lot which meets the requirements of minimum lot size may, however, be less than the minimum requirements as long as the front building line on such lot is a minimum of one hundred twenty five (125) linear feet.

1.3--MAXIMUM COVERAGE

The maximum coverage of any lot in the A-1 district shall not exceed thirty percent (30%) of the net lot area.

1.4--YARD REQUIREMENTS

The following minimum requirements for yards shall apply to any use that is constructed or commenced on a parcel of land in the A-1 district.

Single Family:

Front yard: 50 feet

Exterior/Abutting Public Street or Alley: 50 feet

Side Yards, Both: 60'

Side Yards, One: 25'

Rear Yard: 50' or 20% of the lot depth whichever is greater

Exterior/Abutting Public Street or Alley : 50 feet

1.5--HEIGHT LIMIT

No dwelling in the A-1 district shall be constructed with a height in excess of fifty (50) feet from the mean lot elevation. No building for another use shall exceed thirty-five (35) feet or 125% of the setback, whichever is higher. **Ord 2322, adopted 12/4/00)**

1.6--BULK LIMITATIONS (FLOOR AREA RATIO)

Bulk limitations in the A-1 district are governed by maximum coverage, yard requirements and height limits.

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SECTION 2

RE ESTATE, ONE FAMILY RESIDENCE DISTRICT

2.1--PERMITTED USES

No buildings or uses shall hereafter be established or enlarged within the RE Estate Zoning District except a building or use devoted to one of the following purposes:

- a. Single-family detached dwellings
- *b. Golf Courses (not including miniature or par-three commercial courses)
- c. Playgrounds and community parks
- *d. Elementary schools, private
- e. Elementary schools, public
- f. Agricultural uses of the garden type that are not intended for commercial purposes.
- g. A group home, which is defined to mean a community-based residential facility, located in a single family zoning area that 1) admits not more than six (6) persons with developmental or physical disabilities who require specialized living arrangements, and 2) provides for such persons a home that is subject to the care and supervision of a responsible adult and 3) which home is licensed by or has a contract with the Department of Human Services.
- h. Temporary structures which are incidental to the construction of the main building and will be removed when the main structure is completed.

*See Article X, Specific Use Permits or Article VII, Section 3-PUD for provisions on approval of these uses.

(Ord 2114, adopted 12/15/97)

2.2--USES PERMITTED SUBJECT TO ADDITIONAL REQUIREMENTS

The following uses are permitted when they abut and have their main access on major street:

- Arboretum or botanical garden
- *Art galleries and museums, public
- *Churches, convents, monasteries, temples, mosques and places of worship
- Fire, police and emergency stations
- *Orphanages and convalescent homes
- *Libraries, public
- *Schools (both public and private) except elementary, trade or business schools.
- Swimming pools, private where no public sales of goods are permitted
- Tennis courts, private where no public sales of goods are permitted
- Community play field - park

*See Article X, Specific Use Permits, for provision of approval of these uses.

(Ord 2532, adopted 4/21/03)

2.3--MINIMUM LOT SIZE

No dwelling or use shall be constructed or commenced in the RE district which does not conform with the following minimum requirements for lot size.

Single Family Dwelling:

Minimum Lot area: 24,000 sq. ft.

Minimum Lot frontage: 175 feet

Other Permitted Uses:

Minimum Lot area: 24,000 sq. ft.

Minimum Lot frontage: 200 feet

The frontage of any lot which meets the requirements of the minimum lot size may, however, be less than the minimum requirements as long as the front building line on such lot is a minimum of one hundred twenty-five (125) linear feet.

2.4--MAXIMUM COVERAGE

The maximum coverage of any lot in the RE district shall not exceed fifty percent (50%) of the net lot area for interior lots nor sixty percent (60%) of the net lot area for corner lots.

2.5--YARD REQUIREMENTS

The following minimum requirements for yards shall apply to any use that is constructed or commenced on a parcel of land in the RE district:

Single Family Dwelling:

Front Yard: 35 feet*

Side Yard, Both: 30 feet

Side Yard, One: 15 feet

Rear Yard: 20% of the lot depth

Adjacent to an Arterial

Road: 35 feet

Exterior/Abutting Public Street

or Alley 35 feet

Other Permitted Uses:

Front Yard: 50 feet

Side Yard, Both: 40 feet

Side Yard, One: 20 feet

Rear Yard: 20% of lot depth

Adjacent to an Arterial

Road: 35 feet

Exterior/Abutting Public Street or

Alley: 50 feet

*Plus 5' for every 10' reduction in the minimum lot width requirement of 175', not to exceed 50'.
(Ord 1596, adopted 6/4/90)

2.6--HEIGHT LIMIT

No dwelling in the RE district shall be constructed with a height in excess of fifty (50) feet from the mean lot elevation. No building for another use shall exceed thirty-five (35) feet or 125% of the setback, whichever is higher.

(Ord 2322, adopted 12/4/00)

2.7--BULK LIMITATIONS (FLOOR AREA RATIO)

Bulk limitations in the RE district are governed by maximum coverage, yard requirements and height limitations.

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SECTION 3

R-1, ONE FAMILY RESIDENCE DISTRICT

3.1--PERMITTED USES

No buildings or uses shall hereafter be established or enlarged within the R-1 Zoning District except a building or use devoted to one of the following purposes:

- a. Single family detached dwellings.
- *b. Golf courses (not including miniature or par-three commercial courses).
- c. Temporary structures which are incidental to the construction of the main building and will be removed when the main structure is completed.
- d. Playgrounds and community park - school.
- *e. Elementary schools, public and private.
- f. Agriculture uses of the garden type that are not intended for commercial purposes.
- g. A group home, which is defined to mean a community-based residential facility, located in a single family zoning area that 1) admits not more than six (6) persons with developmental or physical disabilities who require specialized living arrangements, and 2) provides for such persons a home that is subject to the care and supervision of a responsible adult and 3) which home is licensed by or has a contract with the Department of Human Services.

*See Article X, Specific Use Permits, or Article VII, Section 3, PUD for provisions of approval of these uses.

(Ord 2114, adopted 12/15/97)

3.2--USES PERMITTED SUBJECT TO ADDITIONAL REQUIREMENTS

The following uses are permitted when they abut and have their main access on major street:

Arboretum or botanical garden

*Art galleries and museums, public

Child care facilities (by exception)

* Churches, convents, monasteries, temples, mosques and places of worship

Fire, police and emergency stations

*Orphanages and convalescent homes

*Libraries, public

*Schools, public except trade or business schools

Schools, private

Swimming pools, private where no public sales of goods are permitted

Tennis courts, private where no public sales of goods are permitted

Community play field, park

*See Article X. Specific Use Permits, for provisions of approval of these uses.

(Ord 2532, adopted 4/21/03)

3.3--MINIMUM LOT SIZE

No dwelling or use shall be constructed or commenced in the R-1 district which does not conform with the following minimum requirements for lot size:

Single Family:

Minimum Lot Area: 12,000 sq. ft,
Minimum Lot Frontage: 100 feet

Other Permitted Uses:

Minimum Lot Area: 12,000 sq. ft.
Minimum Lot Frontage: 200 feet

The frontage of any wedge-shaped lot which meets the requirements of minimum lot size may, however, be less than the minimum requirements as long as the front building line on such lot is a minimum of one hundred (100) linear feet. This building line cannot be longer than 50', measured from the property line.

3.4--MAXIMUM COVERAGE

The maximum coverage of any lot in the R-1 district shall not exceed fifty percent (50%) of the net lot area for interior lots nor sixty percent (60%) of the net lot area for corner lots.

3.5--YARD REQUIREMENTS

The following minimum requirements for yards shall apply to any use that is constructed or commenced on a parcel of land in the R-1 district.

Single Family Dwelling:

Front Yard: 35 feet
Side Yards, Both: 30 feet
Side Yards, One: 15 feet
Rear Yard: 20% of the lot depth
Adjacent to an Arterial Road:
35 feet
Exterior/Abutting Public Street
or Alley: 35 feet

(Ord 1596, adopted 6/4/90)

Other Permitted Uses:

Front yard: 50 feet
Side Yard, Both: 40 feet
Side Yard, One: 20 feet
Rear Yard: 20% of the lot depth,
not less than 35 feet
Exterior/Abutting Public Street
or Alley: 50 feet

3.6--HEIGHT LIMIT

No dwelling in the R-1 district shall be constructed with a height in excess of fifty (50) feet from the mean lot elevation. No building for another use shall exceed thirty-five (35) feet or 125% of the setback, whichever is higher. **(Ord 2322, adopted 12/4/00)**

3.7--BULK LIMITATIONS (FLOOR AREA RATIO)

Bulk limitations in the R-1 district are governed by maximum coverage, yard requirements and height limitations.

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SECTION 3A

R-IS, ONE FAMILY RESIDENCE DISTRICT (R-1 SMALL)

(Ord. 1740, 12/7/92)

3A.1--PERMITTED USES

Permitted uses in the R-IS residence district are the same as in the R-1 district.

3A.2--MINIMUM LOT SIZE

No dwelling or use shall be constructed or commenced in the R-IS district which does not conform with the following minimum requirements for lot size.

Single Family Dwelling:

Minimum Lot Area: 10,000 sq. ft.

Minimum Frontage: 85 feet*

Other Permitted Uses:

Minimum Lot Area: 12,000 sq. ft.

Minimum Frontage: 200 feet

*The frontage of any wedge-shaped lot, which meets the requirements of the minimum lot size may, however; be less than the minimum requirements, as long as the front building line on the lot is a minimum of eighty-five (85) linear feet. This building line cannot be further than 50 feet as measured from the property line.

3A.3--MAXIMUM COVERAGE

The maximum coverage of any lot in the R-IS district shall not exceed fifty percent (50%) of the net lot area for interior lots nor sixty percent (60%) of the net lot area for corner lots.

3A.4--YARD REQUIREMENTS

The following minimum requirements for yards shall apply to any use that is constructed or commenced on a parcel of land in the R-IS district.

Single Family Dwelling:

Front Yard: 30 feet

Side Yard, Both: 25 feet

Side Yard, One: 15 feet

Rear Yard: 20% of the lot depth

Adjacent to an Arterial Road: 35 feet

Exterior/Abutting Another Public Street or Alley: 35 feet

Other Permitted Uses:

Front Yard: 50 feet

Side Yards, Both: 40 feet

Side Yards, One: 20 feet

Rear Yard: 20% of the lot depth, but less than 35 feet.

Exterior boundary abutting public street or alley - 50 feet.

3A.5--HEIGHT LIMIT

No dwelling in the R-IS district shall be constructed with a height in excess of fifty (50) feet from the mean lot elevation. No building for another use shall exceed thirty-five (35) feet or 125% of the setback whichever is higher. **(Ord 2322, adopted 12/4/00)**

3A.6--BULK LIMITATIONS (FLOOR AREA RATIO)

Bulk limitations in the R-IS district are governed by maximum coverage, yard requirements and height limitations.

SECTION 4

R-2, ONE FAMILY RESIDENCE DISTRICT

4.1--PERMITTED USES

Permitted uses in the R-2 residence district are the same as those in the R-1 district.

4.2--MINIMUM LOT SIZE

No dwelling or use shall be constructed or commenced in the R-2 district which does not conform with the following minimum requirements for lot size.

Single Family Dwelling:

Minimum Lot Area: 8,000 sq. ft.

Minimum Frontage: 70 feet*

Other Permitted Uses:

Minimum Lot area: 12,000 sq. ft.

Minimum Frontage: 200 feet

*The frontage of any wedge-shaped lot which meets the requirements of the minimum lot size may, however, be less than the minimum requirements as long as the front building line on the lot is a minimum of seventy (70) linear feet.

4.3--MAXIMUM COVERAGE

The maximum coverage of any lot in the R-2 district shall not exceed fifty percent (50%) of the net lot area for interior lots nor sixty percent (60%) of the net lot area for corner lots.

4.4--YARD REQUIREMENTS

The following minimum requirements for yards shall apply to any use that is constructed or commenced on a parcel of land in the R-2 district.

Single Family Dwelling:

Front Yard: 25 feet

Side Yard, Both: 15 feet

Side Yard, One: 10 feet

Rear Yard: 20% of the lot depth

Adjacent to an Arterial Road:
35 feet

Exterior/Abutting Another Public
Street or Alley: 25 feet

(Ord 1596, adopted 6/4/90)

Other Permitted Uses:

Front Yard: 40 feet

Side Yard, Both: 40 feet

Side Yard, One: 20 feet

Rear Yard: 20% of the lot depth

Exterior/Abutting Public Street

Arterial or Alley: 40 feet

4.5 HEIGHT LIMIT

No dwelling in the R-2 district shall be constructed with a height in excess of fifty (50) feet from the mean lot elevation. No building for another use shall exceed thirty-five (35) feet or 125% of the setback, whichever is higher. **(Ord 2322, adopted 12/4/00)**

4.6--BULK LIMITATIONS (FLOOR AREA RATIO)

Bulk limitations in the R-2 district are governed by maximum coverage, yard requirements and height limitations.

SECTION 4A
R-2S, ONE FAMILY RESIDENCE DISTRICT

4A.1--PERMITTED USES

Permitted uses in the R-2S residence district are the same as those in the R-2 district.

4A.2--MINIMUM LOT SIZE

No dwelling or use shall be constructed or commenced in the R-2S district which does not conform with the following minimum requirements for lot size.

Single Family Dwelling:

Minimum Lot Area: 8,000 sq. ft.

Minimum Frontage: 70 feet*

Other Permitted Uses:

Minimum Lot area: 12,000 sq. ft.

Minimum Frontage: 200 feet

*The frontage of any wedge-shaped lot which meets the requirements of the minimum lot size may, however, be less than the minimum requirements as long as the front building line on the lot is a minimum of seventy (70) linear feet.

4A.3--MAXIMUM COVERAGE

The maximum coverage of any lot in the R-2S district shall not exceed fifty percent (50%) of the net lot area for interior lots nor sixty percent (60%) of the net lot area for corner lots.

4A.4--YARD REQUIREMENTS

The following minimum requirements for yards shall apply to any use that is constructed or commenced on a parcel of land in the R-2S district.

Single Family Dwelling:

Front Yard: 25 feet

Side Yard, Both: 10 feet

Side Yard, One: 5 feet

Rear Yard: 20 feet

Adjacent to an Arterial Road:

35 feet

or Alley: 40 feet Exterior/Abutting Another Public

Street or Alley: 25 feet

Other Permitted Uses:

Front Yard: 40 feet

Side Yard, Both: 40 feet

Side Yard, One: 20 feet

Rear Yard: 20% of the lot depth

Exterior/Abutting Public Street

Arterial

4A.5 HEIGHT LIMIT

No dwelling in the R-2S district shall be constructed with a height in excess of fifty (50) feet from the mean lot elevation. No building for another use shall exceed thirty-five (35) feet or 125% of the setback, whichever is higher.

4.6--BULK LIMITATIONS (FLOOR AREA RATIO)

Bulk limitations in the R-2S district are governed by maximum coverage, yard requirements and height limitations.

(O-2617, adopted 3-19-04)

SECTION 5

R-3, ONE FAMILY RESIDENCE DISTRICT

5.1--PERMITTED USES

Permitted uses in the R-3 residence district are the same as those in the R-1 district.

5.2--MINIMUM LOT SIZE

No dwelling or use shall be constructed or commenced in the R-3 district which does not conform with the following minimum requirements for lot size.

Single Family:

Minimum Lot Area: 7,000 sq. ft.

Minimum Frontage: 60 feet*

Other Permitted Uses:

Minimum Lot Area: 12,000 sq. ft.

Minimum Frontage: 200 feet

*The frontage of any wedge-shaped lot which meets the requirements of the minimum lot size may, however, be less than the minimum requirements as long as the front building line on the lot is a minimum of sixty (60) linear feet.

5.3--MAXIMUM COVERAGE

The maximum coverage of any lot in the R-3 district shall not exceed fifty percent (50%) of the net lot area for interior lots nor sixty percent (60%) of the net lot area for corner lots.

5.4--YARD REQUIREMENTS

The following minimum requirements for yards shall apply to any use that is constructed or commenced on a parcel of land in the R-3 district.

Single Family Dwelling:

Front Yard: 25 feet

Side Yard, Both: 15 feet

Side Yard, One: 10 feet

Rear Yard: 20% of the lot depth

Adjacent to an Arterial Road: 35 feet

Exterior/Abutting Another Public

Street or Alley: 25 feet

Other Permitted Uses:

Front Yard: 40 feet

Side Yard, Both: 40 feet

Side Yard, One: 20 feet

Rear Yard: 20% of the lot depth

Exterior/Abutting Public Street,
Arterial Road, or Alley: 40 feet

For lots in an R-3 district with more than two sides abutting a public street right-of-way (excluding arterial street right-of-way) the front yard may be reduced to 15 feet along those rights-of-way which have no vehicular access. In such instances, there shall be no obstructions in a 15-foot front yard such as buildings, fences, parked vehicles, etc.; and vehicular access should be from the street with the lowest design speed and capacity and lowest traffic volume. The jog in the front yard between two lots shall not exceed 5 feet. **(Ord 1596, adopted 6/4/90)**

5.5--HEIGHT LIMIT

No dwelling in the R-3 district shall be constructed with a height in excess of thirty-five (35) feet from the mean lot elevation nor will it exceed two and one-half (2-1/2) stories.

5.6--BULK LIMITATIONS AND HEIGHT LIMITATIONS

Bulk limitations in the R-3 district are governed by maximum coverage, yard requirements and height limitations.

SECTION 5A

R-3S, ONE FAMILY RESIDENCE DISTRICT

5A.1--PERMITTED USES

Permitted uses in the R-3S residence district are the same as those in the R-1 district.

5A.2--MINIMUM LOT SIZE

No dwelling or use shall be constructed or commenced in the R-3S district which does not conform with the following minimum requirements for lot size.

Single Family:

Minimum Lot Area: 7,000 sq. ft.

Minimum Frontage: 60 feet*

Other Permitted Uses:

Minimum Lot Area: 12,000 sq. ft.

Minimum Frontage: 200 feet

*The frontage of any wedge-shaped lot which meets the requirements of the minimum lot size may, however, be less than the minimum requirements as long as the front building line on the lot is a minimum of sixty (60) linear feet.

5A.3--MAXIMUM COVERAGE

The maximum coverage of any lot in the R-3S district shall not exceed fifty percent (50%) of the net lot area for interior lots nor sixty percent (60%) of the net lot area for corner lots.

5A.4--YARD REQUIREMENTS

The following minimum requirements for yards shall apply to any use that is constructed or commenced on a parcel of land in the R-3S district.

Single Family Dwelling:

Front Yard: 25 feet

Side Yard, Both: 10 feet

Side Yard, One: 5 feet

Rear Yard: 20'

Adjacent to an Arterial Road: 35 feet

Exterior/Abutting Another Public

Street or Alley: 25 feet

Other Permitted Uses:

Front Yard: 40 feet

Side Yard, Both: 40 feet

Side Yard, One: 20 feet

Rear Yard: 20% of the lot depth

Exterior/Abutting Public Street,

Arterial Road, or Alley: 40 feet

For lots in an R-3S district with more than two sides abutting a public street right-of-way (excluding arterial street right-of-way) the front yard may be reduced to 15 feet along

those rights-of-way which have no vehicular access. In such instances, there shall be no obstructions in a 15-foot front yard such as buildings, fences, parked vehicles, etc.; and vehicular access should be from the street with the lowest design speed and capacity and lowest traffic volume. The jog in the front yard between two lots shall not exceed 5 feet.

5A.5--HEIGHT LIMIT

No dwelling in the R-3S district shall be constructed with a height in excess of thirty-five (35) feet from the mean lot elevation nor will it exceed two and one-half (2-1/2) stories.

5A.6--BULK LIMITATIONS AND HEIGHT LIMITATIONS

Bulk limitations in the R-3S district are governed by maximum coverage, yard requirements and height limitations.

(Ord 2586, adopted 12-1-03)

SECTION 6

R-4, TWO FAMILY RESIDENCE DISTRICT

6.1--PERMITTED USES

In the R-4 residence district, structures may be used, altered, enlarged or erected for the uses listed in the R-1 district with the addition of the following uses:

Zero lot line attached dwelling units (duplex).
Two family dwelling units preferably under separate ownership

6.2--MINIMUM LOT SIZE

No permitted use shall be constructed or commenced in the R-4 district which does not conform with the minimum requirements for lot size as stated below:

Single Family Attached: Minimum Lot Area: 4,000 sq. ft. Minimum Frontage: 40 feet	Two Family Dwelling: Minimum Lot Area: 8,000 sq. ft. Minimum Frontage: 70 feet
Single Family Detached: Minimum Lot Area: 7,000 sq. ft. Minimum Frontage: 60 feet	Other Permitted Uses Minimum Lot Area: 12,000 sq. ft. Minimum Frontage: 200 feet

6.3--MAXIMUM COVERAGE

The maximum coverage of any lot in the R-4 district shall not exceed fifty percent (50%) of the net lot area for interior lots nor sixty percent (60%) of the net lot area for corner lots.

6.4--YARD REQUIREMENTS

The following minimum requirements for yards shall apply to any use that is constructed or commenced on a parcel of land in the R-4 district.

Single Family Attached: Front Yard: 25 feet* Side Yard, Both: 15 feet Side Yard, One: 10 feet Rear Yard: 20% of the lot depth Adjacent to an Arterial Road: 35 feet Exterior/Abutting Another Public Street or Alley: 25 feet	Two Family Dwelling: Front Yard: 25 feet* Side Yard, Both: 20 feet Side Yard, One: 10 feet Rear Yard: 20% of the lot depth Adjacent to an Arterial Road: 35 feet Exterior/Abutting Another Public Street or Alley: 25 feet
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Single Family Detached:

Front Yard: 25 feet*
Side Yard, Both: 10 feet
Side Yard, One: 5 feet
Rear Yard: 20'
Adjacent to an Arterial Road:
35 feet
Exterior/Abutting Another Public
Street or Alley: 25 feet

(Ord 2594, adopted 1/5/04)

Other Permitted Uses:

Front Yard: 40 feet
Side Yard, Both: 40 feet
Side Yard, One: 20 feet
Rear Yard: 20% of the lot depth
Adjacent to an Arterial Road:
35 feet
Exterior/Abutting Another Public
Street or Alley: 25 feet

*For lots in the R-4 district with more than two sides abutting a public street right-of-way (excluding arterial street right-of-way) the front yard may be reduced to 15 feet along those rights-of-way, which have no vehicular access. In such instances, there shall be no obstructions in a 15 foot front yard such as buildings, fences, parked vehicles, etc., and vehicular access should be from the street with the lowest design speed and capacity and lowest traffic volume. The jog in the front yard between two lots shall not exceed 5 feet.

(Ord 1596, adopted 6/4/90)

6.5--HEIGHT LIMIT

No dwelling in the R-4 district shall be constructed with a height in excess of thirty-five (35) feet from the mean lot elevation nor will it exceed two and one-half (2) stories.

6.6--BULK LIMITATIONS (FLOOR AREA RATIO)

Bulk limitations in the R-4 district are governed by maximum coverage, yard requirements and height limitations.

6.7--FIRE SAFETY REQUIREMENTS

Each dwelling unit shall be separated by a minimum "two hour fire wall separation" as specified by the Building Inspector and Fire Marshal. All sound insulation codes as specified by the Building Inspector shall be maintained. No structures in this district shall be constructed with wood shingle roofs.

6.8--DEVELOPMENT AND CONSTRUCTION PHASING AND SCHEDULE

No duplex structure shall be erected by itself. All zero lot line duplex structures shall be constructed in pairs, so that no one structure is exposed at its two-hour fire wall.

6.9--SCREENING AND FENCING

All zero lot line dwelling units with common building lines could be separated by an opaque fence 6 feet in height at the property line. This fence is not mandatory; however, there shall be no fencing beyond the front structure line.

All lots in the R-4 district shall be permanently fenced with 6' high opaque fence when they abut any RE, R-1, R-2 or R-3 zoned development and it will be the responsibility of the R-4 lot owner to build and maintain this fence as specified by the Building Inspector.

6.10--INTERIM REQUIREMENTS FOR SINGLE FAMILY ATTACHED DWELLINGS

Lots that are zoned R-4 and platted as R-4 prior to June 1, 1981, can be developed and built as single family attached dwellings with a minimum frontage of 35 feet and a minimum area of 4,000 sq. ft.

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SECTION 7

R-5, MULTI FAMILY RESIDENCE DISTRICT

7.1--PERMITTED USES

In the R-5 residence district, structures may be used, altered, enlarged, or erected for the uses listed in the R-1 district subject to the provisions hereafter described with the addition of, but not subject to the special provisions, the following uses:

- Single Family Dwelling Detached
- Single Family Dwelling Attached
- Two Family Dwelling
- Multi Family Dwelling Units
- Multi Family Dwelling (under separate individual ownership)

7.2--USES PERMITTED SUBJECT TO ADDITIONAL REQUIREMENTS

The following uses are permitted when they abut and have their main access on major street or collector street:

- *Churches, convents, monasteries, temples, mosques and places of worship
- *Private schools (except elementary, trade or business)
 - Single family attached dwelling units
 - Townhouse or rowhouse dwelling units
- *See Article X, Specific use Permits, for provisions for approval of these uses.
(Ord 2532, adopted 4/21/03)

7.3--MINIMUM LOT SIZE

Single Family Detached: (Conventional with two side yards)

- Minimum Lot Area: 6,000 sq. ft.
- Minimum Lot Area per Dwelling Unit: 6,000 sq. ft.
- Minimum Street Frontage: 60 feet*

Single Family Detached (zero lot line):

- Minimum Lot Area: 4,500 sq. ft.
- Minimum Lot Area per Dwelling Unit: 4,500 sq. ft.
- Minimum Frontage: 45 feet*

Single Family Attached:

- Minimum Lot Area: 4,000 sq. ft.
- Minimum Lot Area per Dwelling Unit: 4,000 sq. ft.
- Minimum Street Frontage for development/project or building: 100 feet
- Minimum individual lot frontage: 28 feet

Two Family (duplex):

Minimum Lot Area: 8,000 sq. ft.
Minimum Lot Area per Dwelling Unit: 4,000 sq. ft.
Minimum Frontage: 70 feet*

Multi Family:

Minimum Lot Area: 22,000 sq. ft.
Minimum Lot Area per Dwelling Unit: 3,000 sq. ft.
Minimum Frontage: 200 feet*

Other Permitted Uses:

Minimum Lot Area: 22,000 sq. ft.
Minimum Frontage: 200 feet*

*If the lot is a wedge-shaped lot which meets the requirements of minimum lot size, it may have less than the minimum requirements for frontage as long as the front building line on the lot is the minimum as required in each category.

(Ord 1896, adopted 11/7/94)

7.4--MAXIMUM COVERAGE

The maximum coverage for any multi-family use in the R-5 district shall not exceed fifty percent (50%) of the net lot area, including accessory uses. Maximum coverage of any single family (detached) lot in the R-5 district shall not exceed fifty percent (50%) of the net lot area for interior lots including the accessory uses, nor exceed sixty percent (60%) of the net lot area for the corner lots, including accessory uses. Maximum coverage for any single family (attached) lot shall not exceed fifty percent (50%) of the net lot area, including accessory uses in the R-5 district.

(Ord 1896, adopted 11/7/94)

7.5--YARD REQUIREMENTS

The following minimum yard requirements shall apply to any use that is constructed or commenced on a parcel of land in the R-5 district.

Single Family Detached (conventional with two side yards):

Front Yard: 25 feet
Side Yards, Both: 10 feet
Side Yards, One: 5 feet
Rear Yard: 20'
Adjacent to an Arterial Road: 35 feet
Exterior/Abutting Another Public Street or Alley: 25 feet

(Ord 2594, adopted 1/5/04)

Single Family Detached (zero lot line):

Front Yard: 25 feet
Side Yards: 15 feet total
Rear Yard: 20% of the lot depth
Exterior/Abutting Public Street, Arterial Road, or Alley: 40 feet

Single Family Attached (townhouse, rowhouse):

Front Yard: 25 feet
Side Yards, Both: 25 feet (5' minimum)
Side Yards, One: 15 feet
Rear Yard: 20% of the lot depth
Adjacent to an Arterial Road: 35 feet
Exterior/Abutting Another Public Street or Alley: 25 feet

Two Family (duplex):

Front Yard: 25 feet
Side Yard, Both: 20 feet
Side Yard, one: 10 feet
Rear Yard: 20% of the lot depth
Adjacent to an Arterial Road: 35 feet
Exterior/Abutting Another Public Street or Alley: 25 feet

Multi-Family:*

Front Yard:	35 feet unpaved 75 feet with parking
Side Yard, Both:	70 feet unpaved 150 feet with parking
Side Yard, One:	35 feet unpaved 75 feet with parking
Rear Yard:	35 feet unpaved 75 feet with parking
Exterior/Abutting Public Street, Arterial Road, or Alley:	35 feet unpaved 75 feet with parking

Multi-Family Attached (Townhouse, rowhouse)*

Front Yard:	35 feet unpaved 75 feet with parking
Side Yard, Both:	70 feet unpaved 150 feet with parking
Side Yard, One:	35 feet unpaved 75 feet with parking
Rear Yard:	35 feet unpaved 75 feet with parking
Exterior/Abutting Public Street, Arterial Road, or Alley:	35 feet unpaved 75 feet with parking

Other Permitted Uses:

Front Yard:	40 feet
Side Yard, Both:	30 feet
Side Yard, One:	20 feet
Rear Yard:	20% of the lot depth
Exterior/Abutting Public Street, Arterial Road, or Alley:	40 feet

* Provided that if within 100 feet of the property is any abutting property in any single family zoning district, structures containing more than one story shall be set back at least 20% of the average lot depth, but in any event the setback shall not be less than 35 feet nor shall the requirement exceed 75 feet.

(Ord 1896, adopted 11/7/94)

7.6--OPEN SPACE

- A. In the single family uses in this district, forty percent (40%) of the total land area, exclusive of paved surfaces or covered area for vehicles, shall be reserved for open space.
- B. In multi-family uses in the district, fifty percent (50%) of the total land area, exclusive of paved surfaces or covered areas for vehicles, shall be reserved for open space.
- C. The 35-foot wide front and side yards consisting of unpaved surfaces shall be open and landscaped on all perimeters of the district, and used only for landscaping and utility easements. No structures other than screening fences, and no parking shall be permitted in these areas.

(Ord 1896, adopted 11/7/94)

7.7--MINIMUM BUILDING UNIT

No building permit shall be issued for construction of any single family (attached) unit in which individual units are intended to be sold with or without the land, unless the plans and subsequent construction contain at least three (3) horizontally contiguous units. (Excludes duplexes and single family detached).

7.8--BULK LIMITATIONS (FLOOR AREA RATIO)

Bulk limitations in the R-5 district are governed by maximum coverage, yard requirements and height limitations.

7.9--HEIGHT LIMIT

No dwelling structure in the R-5 district shall be constructed with a height in excess of thirty-five (35) feet from the mean lot elevation, nor shall it be more than two and one-half (2-1/2) stories.

7.10--VISUAL SCREENING

This district must be permanently screened from adjoining and contiguous RE, R-1, R-2 and R-3 districts, any collector or arterial street by an opaque wall or fence, if deemed necessary upon site plan review by the Planning Commission. Such opaque wall or fence shall then be:

- A. Constructed, designed and arranged to provide a visual separation of uses, irrespective of vegetation; and
- B. A minimum height of six (6) feet placed inside the district line; and
- C. Constructed with all braces and supports on the interior.

This visual screening shall be maintained by the owner of the zoning lot containing the use requiring the construction of visual screening. Failure to maintain after notice by the Building Inspector shall constitute an offense hereunder.

7.11--FIRE SAFETY REQUIREMENTS

Each attached dwelling unit shall be separated by a minimum "two-hour fire wall separation," along with the other standard "fire wall" requirements as specified by the building codes, the Building Inspector and the Fire Marshal. All sound insulation codes shall be maintained. No structure in this district shall have a wood shingle roof. No structure in this district shall be closer than 20-feet to any other structure.

(Ord 1896, adopted 11/7/94)

7.12--SINGLE FAMILY DETACHED - PERMITTED UPON REVIEW

A developer in the R-5 zone may provide a minimum lot area of 4,500 sq. ft. for single family detached and 4,000 sq. ft. for single family attached provided that the following conditions are met.

A. The land must be platted with a minimum showing of:

1. Side yard building lines platted with a minimum of fifteen feet (15) between the side building lines;
2. The provision of easements for maintenance of buildings constructed on "Zero Lot Line" side yards providing an easement of not less than five (5) feet; and
3. Or detached units, the minimum provision of seven thousand (7,000) sq. ft. of land area per platted building site, as provided below:
 - a. The lots to be deeded with individual units may be a minimum of 45' x 100'; if
 - b. The total land area of the plat includes common open space such that there are a minimum of 7,000 sq. ft. per each platted building site when the deeded lots are considered together with the open space;
 - c. The calculation of 7,000 sq. ft. shall be exclusive of rights-of-way.
4. On lots exterior to the R-5 district, the exterior side yard shall not be "Zero Lot Line",
5. The plat must fulfill all of the other requirements of the subdivision regulations with detailed attention to the treatment of site grading. The plat must be accompanied by a grading plan showing existing and finished grades of the lots to be deeded at two (2) foot contour intervals.
6. All screening and fencing requirements will be as described in R-4 zoning.

B. In addition to the usual plat approval process, the permission of this approach to cluster development of single family units on 4,500 sq. ft. lots with zero lot side yards shall have review by the Planning Commission as a use permitted on review, and the approval of the Planning Commission shall be noted upon the face of the final plat before it is recorded with the County Clerk.

C. Plats upon which the Planning Commission has placed an approval of zero lot line single family construction shall not be used for any other type building. Conversion of such plats to other types of development shall be through the process of vacation and platting as provided in Article XLII of the Oklahoma Statutes and the Subdivision Regulations of the City of Broken Arrow.

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SECTION 8

R-6, MULTI FAMILY RESIDENCE DISTRICT

8.1--PERMITTED USES

In the R-6 residence district structures may be used, altered, enlarged or erected for uses as listed in the R-1 district subject to the provisions hereafter described, with the addition of, but not subject to these special provisions, the following uses:

Single Family Dwellings (detached)
Two Family Dwellings
Multi Family Dwellings

8.2--PERMITTED USES SUBJECT TO ADDITIONAL REQUIREMENTS

The following uses are permitted when they abut or have their main access on a major street or a collector street:

* Churches, convents, monasteries, temples, mosques and places of worship
*Private schools (except elementary, trade or business)
Single Family attached dwelling units
Townhouse or rowhouse dwelling units
*See Art. X. Specific Use Permits, for provisions for approval of these uses.
(Ord 2532, adopted 4/21/03)

8.3--MINIMUM LOT SIZE

No dwelling structure or use shall be constructed or commenced in the R-6 district which does not conform with the following minimum requirements for lot size.

Single Family (detached conventional, with two side yards):

Minimum Lot Area: 6,000 sq. ft.
Minimum Lot Area per Dwelling Unit: 6,000 sq. ft.
Minimum Frontage: 60 feet*

Single Family (attached):

Minimum Lot Area: 24,000 sq. ft.
Minimum Lot Area per Dwelling Unit: 2,400 sq. ft.
Minimum Street Frontage for development/project or building: 100 feet
Minimum individual lot frontage: 22 feet*

Two Family: (Duplex)

Minimum Lot Area: 8,000 sq. ft.

Minimum Lot Area per Dwelling Unit: 4,000 sq. ft.

Minimum Frontage: 70 feet*

Multi Family:

Minimum Lot Area: 22,000 sq. ft.

Minimum Lot Area per Dwelling Unit: 2,400 sq. ft.

Minimum Frontage for building or project: 200 feet*

Other Permitted Uses:

Minimum Lot Area: 22,000 sq. ft.

Minimum Frontage: 150 feet*

*If the lot is a wedge-shaped lot which meets the requirements of minimum lot size, it may have less than the minimum requirements for frontage as long as the front building line on the lot is a minimum of sixty (60) linear feet for single family (detached) dwellings, seventy (70) linear feet for two family and multi-family dwellings, and twenty-two (22) linear feet for single family (attached) dwellings.

(Ord 1897, adopted 11/7/94)

8.4--MAXIMUM COVERAGE

The maximum coverage of any two-family or multi-family lot in the R-6 district shall not exceed fifty percent (50%) of the net lot area, including accessory uses. Maximum coverage of any single family (detached) lot in the R-6 district shall not exceed fifty percent (50%) of the net lot area for interior lots, including accessory uses, nor exceed sixty percent (60%) of the net lot area for the corner lots, including accessory uses. Maximum coverage for any single family (attached) lot shall not exceed sixty percent (60%) of the net lot area, including accessory uses in the R-6 district.

(Ord 1897, adopted 11/7/94)

8.5--YARD REQUIREMENTS

The following minimum yard requirements shall apply to any use that is constructed or commenced on a parcel of land in the R-6 district.

Single Family Detached:

Front Yard: 25 feet

Side Yard, Both: 10 Feet

Side Yard, One: 5 feet

Rear Yard: 20'

Adjacent to an Arterial Road: 35 feet

Exterior/Abutting Another Public Street or Alley: 25 Feet

(Ord 2594, adopted 1/5/04)

Single Family (attached):

Front Yard: 35 feet of unpaved spaces, and 75 feet inclusive of parking
Side Yard, Both: 70 feet of unpaved space, and 75 feet inclusive of parking
Side Yard, One: 35 feet of unpaved space, and 75 feet inclusive of parking
Rear Yard: 35 feet of unpaved space, and 75 feet inclusive of parking
Exterior/Abutting Public Street, Arterial Road, or Alley: 35 feet of unpaved space, and 75 feet inclusive of parking

Two Family:

Front Yard: 25 feet
Side Yard, Both: 20 feet
Side Yard, One: 10 feet
Rear Yard: 20% of the lot depth
Adjacent to an Arterial Road: 35 feet
Exterior/Abutting Another Public Street or Alley: 25 feet

Multi-Family:

Front Yard: 35 feet of unpaved spaces, and 75 feet inclusive of parking
Side Yard, Both: 70 feet of unpaved space, and 150 feet inclusive of parking
Side Yard, One: 35 feet of unpaved space, and 75 feet inclusive of parking
Rear Yard: 35 feet of unpaved space, and 75 feet inclusive of parking
Exterior/Abutting Public Street, Arterial Road, or Alley: 35 feet of unpaved space, and 75 feet inclusive of parking

Multi-Family (Attached townhouses and rowhouses):

Front Yard: 35 feet of unpaved spaces, and 75 feet inclusive of parking
Side Yard, Both: 70 feet of unpaved space, and 150 feet inclusive of parking
Side Yard, One: 35 feet of unpaved space, and 75 feet inclusive of parking
Rear Yard: 35 feet of unpaved space, and 75 feet inclusive of parking
Exterior/Abutting Public Street, Arterial Road, or Alley: 35 feet of unpaved space, and 75 feet inclusive of parking

Provided that if within 100 feet of this property is a single family residential district or multi-story structure shall be set back away from the property line at least 20% of the average lot depth but in any event not less than 35 feet nor shall the requirement exceed 75 feet.

Other Permitted Uses:

Front Yard: 40 feet
Side Yard, Both: 40 feet
Side Yard, One: 20 feet
Rear Yard: 20% of the lot depth
Exterior/Abutting Public Street, Arterial Road, or Alley: 40 feet

(Ord 1897, adopted 11/7/94)

8.6 OPEN SPACE

In the single-family uses in this district, forty (40) percent of the total land area, exclusive of paved surfaces or covered areas for vehicles, shall be reserved for open space. In multi-family districts, there shall be a minimum 35 foot open landscaped, unpaved area on all perimeters of this district. This open area shall be used only for landscaping and utility easements. Other than screening fences, no structures, no parking, and no signs shall be permitted in this area. In multi-family uses in this district, fifty percent (50%) of the total land area, exclusive of paved surfaces or covered area for vehicles, shall be reserved for open space.

(Ord 1897, adopted 11/7/94)

8.7--MINIMUM BUILDING UNIT

No building permit shall be issued for construction of any single family attached unit in which individual units are intended to be sold with or without the land, unless the plans and subsequent construction contains at least three (3) horizontally contiguous units (excludes duplexes and triplexes).

8.8--BULK LIMITATIONS (FLOOR AREA RATIO)

Bulk limitations in the R-6 district are governed by maximum coverage, yard requirements and height limitations.

8.9--VISUAL SCREENING

This district may be permanently screened from adjoining and contiguous RE, R-1, R-2 and R-3 districts by an opaque wall or fence, if deemed necessary upon site plan review by the Planning Commission. Such opaque wall or fence shall then be:

- A. Constructed, designed and arranged to provide a visual separation of uses, irrespective of vegetation; and
- B. A minimum height of six (6) feet placed inside the district line; and
- C. Constructed with all braces and supports on the interior.

This visual screening shall be maintained by the owner of the zoning lot containing the use requiring the construction of visual screening. Failure to maintain after notice by the Building Inspector shall constitute an offense hereunder.

8.10--HEIGHT LIMIT

No dwelling structure in the R-6 district shall be constructed with a height in excess of thirty-five (35) feet from the mean lot elevation, nor shall it be more than two and one-half (2-1/2) stories.

8.11--FIRE SAFETY REQUIREMENTS

Each attached dwelling unit shall be separated by a minimum "two-hour fire wall separation," along with the other standard "fire wall" requirements as specified by the building codes, the Building Inspector and the Fire Marshall. All applicable sound insulation codes shall be maintained. No structure in this district shall have wood shingle roofs. No structure in this district shall be closer than 20' from any other structure.

(Ord 1897, adopted 11/7/94)

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SECTION 9

RMH, MOBILE HOME PARK DISTRICT

9.1--PERMITTED USES

The following uses are permitted in an RMH mobile home park district and are subject to all the general provisions and regulations of this ordinance.

- *Churches, convents, monasteries, temples, mosques and places of worship
- Recreational facilities
- Mobile Homes (Mobile home parks shall be platted in accordance with Subdivision regulations)
- Modular Homes
- Single family detached, on-site built homes
- Accessory buildings and uses customarily incidental to the above uses when located on the same lot
- *Private schools (except trade or business)

*See Article X, Specific Use Permits, for provisions for approval of these uses.
(Ord 2363, adopted 5-21-01) (Ord 2532, adopted 4-21/03)

9.2--BULK AND AREA REGULATIONS

Minimum Tract Requirements:

Total Area:	5 acres
Area per Mobile Home:	4,000 sf
Width, at principal entrance areas:	50 feet
Width, elsewhere:	100 feet
Building setback from Public thoroughfare:	35 feet
Building setback from side and rear boundary lines:	25 feet

Minimum Lot Requirements:

Area	2,000 sf
Setback from internal street or drive:	20 feet
Separation between mobile homes:	15 feet
Separation from boundary of mobile home lot:	10 feet
Parking space per mobile home lot:	2 spaces

9.3--COMMON RECREATION SPACE

There shall be at least 300 square feet of common recreation space per mobile home lot; the minimum area of any common recreation area shall be 8,000 square feet, and the minimum width of any such area shall be sixty(60) feet. Each required common recreation area shall be within 300 feet of each of the mobile homes it is intended to serve, measured along a route of pedestrian access. Such recreation area shall be no nearer than twenty-five(25) feet to any property line. Each required common recreation area shall be graded and drained so as to dispose of all surface waters accumulated within the recreation area and shall be surfaced with turf or other dustless surface.

9.4--OFF STREET PARKING AREAS

Off street parking space may be provided on common areas improved in accordance with provision for common recreation areas and shall be located within 200 feet of each lot so served, measured along a route of pedestrian access. If parking space is provided with each lot, the minimum lot area shall be increased by 375 square feet.

9.5--SCREENING WALL

This district shall be permanently screened from adjoining and contiguous Agricultural and Residential districts and arterial roads by an opaque wall or fence, which shall be:

- A. Constructed, designed and arranged to provide a visual separation of uses, irrespective of vegetation; and
- B. A minimum height of eight (8) feet placed inside the district line; and
- C. Constructed with all braces and supports on the interior.

The visual screening shall be maintained by the owner of the zoning lot containing the use requiring the construction of visual screening. Failure to maintain after notice by the Building Inspector shall constitute an offense hereunder.

The Planning Commission may waive the requirement of visual screen if equivalent screening is provided by existing parks, major streets, recreation area, or by natural terrain.

9.6--INTERIOR DRIVEWAYS

Interior driveways shall be improved and maintained in accordance with the provisions set forth in the Subdivision Regulations for Broken Arrow.

9.7--ACCESSORY COMMERCIAL USE

In a mobile home park containing at least 100 improved mobile home spaces there may be provided accessory commercial uses for the convenience of the residents of the development, provided that:

- A. All such uses are operated within an enclosed structure;
- B. The gross floor area of such accessory uses shall not exceed 25 square feet for each mobile home space in the park;
- C. No such structure shall be closer than fifty(50) feet to any property in an "A" agricultural or "R" residential district outside the development.

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SECTION 10

0-1, CENTRAL OFFICE DISTRICT

10.1--PERMITTED USES

Permitted uses in the 0-1 Central Office District are listed in Article IV of this Ordinance.

10.2--MINIMUM LOT SIZE

There are no requirements for minimum lot size in the 0-1 Central Office District.

10.3--MAXIMUM COVERAGE

The maximum coverage of any lot in the 0-1 district shall not exceed seventy percent (70%) of the net lot area for interior lots or eighty percent (80%) of the net lot area for corner lots.

10.4--YARD REQUIREMENTS

There are no yard requirements in the 0-1 district.

10.5--HEIGHT LIMIT

The height limit of structures in the 0-1 district is governed by the floor area ratio below.

10.6--BULK LIMITATION (FLOOR AREA RATIO)

The floor area ratio of any principal structure or its accessory structures in the 0-1 district is not to exceed five (5) times that of the net lot area for buildings of more than one (1) story in height.

10.7--CANOPIES AND AWNINGS

Canopies and awnings may project into the walkway provided they are a minimum of eight (8) feet above the walking elevation and are a minimum of two (2) feet from the curb or edge of the normal traveled way or curb parking area, or utility structure, traffic control sign or device.

10.8--STANDARDS FOR CONVERSION OF EXISTING RESIDENTIAL STRUCTURES

- A. Following the grant of 0-1 zoning, but prior to the owner actually beginning a use authorized under the 0-1 zoning category, the owner must have a Registered Structural Engineer analyze the structural integrity of any building located on the property and prepare and submit an engineering certificate to the City Building Inspections Department certifying the integrity of such structure.
- B. The owner must also allow the Building Inspections Department to inspect any existing structure on the property. Such existing structure must pass said inspection by complying with all the criteria set forth in any of the BOCA or NEC codes which have been adopted by the City of Broken Arrow to govern the construction or structural standards for buildings within the City.
- C. In addition to meeting the structural requirements, the owner must restore or replace the exterior facade of the building to be aesthetically conforming at least to the average standard of the neighborhood in which it is located. If the exterior facade does not so conform, the Building Inspector shall notify the owner in writing, suggesting specific examples of how the facade does not conform with the neighborhood standards. Such written decision may be appealed by the owner to the Board of Adjustment in case of any error contained therein. In the event an existing structure fails to meet one or more of the requirements of this section, neither the owner nor any other person or entity may utilize the existing structure for any commercial purpose whatsoever. Such structure must be remodeled or replaced by another structure so that all the applicable codes adopted by the City are complied with.

10.9--BUILDING FACADES

All new construction or renovation of existing structures in this district shall have those vertical exteriors that are facing a public or private street, constructed of but not limited to, masonry, concrete panels, glass block, glass curtain walls, Exterior insulated Finished Systems and stucco. Metal finishes, wood, plastic, and other masonry material may be considered and approved by the Planning Commission through the site plan review process. These approved materials are not required on exteriors facing rear alleys, or on portions of the building not facing a public or private street. All facade designs and materials shall be approved through the site plan process. Metal, canvas, wood, glass, plastics, or other similar materials may be used only in doors, windows, signs, canopies and awnings.

(Ord 2295, adopted 7/17/00)

SECTION 11

O-1P, CENTRAL OFFICE DISTRICT

11.1--PERMITTED USES

Permitted uses in the O-1P district are listed in Article IV of this Ordinance.

11.2--MINIMUM LOT SIZE

The minimum lot size for development in the O-1P district shall be 7,000 square feet.

11.3--MAXIMUM COVERAGE

The maximum coverage of any lot in the O-1P district shall not exceed fifty percent (50%) of the net lot area.

11.4--YARD REQUIREMENTS

Front: 20 feet*
Side: adjoining non-residential zoning, 0 feet
Side: adjoining residential zoning, 10 feet
Rear: 20 feet

*If in any given block one side of a street is occupied by structures 50% of which exceed the front yard setback set out above, then new construction in accordance with the O-IP district shall conform with the average setback of the existing structures.

11.4--VISUAL SCREENING

Uses established in the O-1P district shall be permanently screened from adjoining and contiguous uses in residential zoning districts by an opaque wall or fence, which shall be:

- A. Constructed, designed, and arranged to provide a visual separation of uses, irrespective of vegetation; and
- B. A minimum height of six (6) feet placed inside the district line, and
- C. Constructed with all braces and supports on the interior; or
- D. The Planning Commission may approve a proposed combination of fencing and landscaping which in their judgment will accomplish the purposes of this section and provide a permanent screening.

11.5--HEIGHT LIMIT

The height limit in the O-1P district shall be fifty (50) feet or three (3) stories.
(Ord #2230, adopted 9/20/99)

11.6--OFF STREET PARKING

In the O-1P district, the off-street parking requirements are as those in Article IV of this ordinance.

11.7--CANOPIES AND AWNINGS

The requirements for canopies and awnings in the O-1P district shall be the same as in the O-1 district.

11.8--STANDARDS FOR CONVERSION OF EXISTING RESIDENTIAL STRUCTURES

- A. Following the grant of O-1P zoning, but prior to the owner actually beginning a use authorized under the O-1P zoning category, the owner must have a Registered Structural Engineer analyze the structural integrity of any building located on the property, and prepare and submit an engineering certificate to the City Building Inspections Department certifying the integrity of such structure.
- B. The owner must also allow the Building Inspections Department to inspect an existing structure on the property. Such existing structure must pass said inspection by complying with all the criteria set forth in any of the BOCA or NEC Codes which have been adopted by the City of Broken Arrow to govern the construction or structural standards for buildings within the City.
- C. In addition to meeting the structural requirements, the owner must restore or replace the exterior facade of the building to be aesthetically conforming at least to the average standard of the neighborhood in which it is located. If the exterior facade does not so conform, the Building Inspector shall notify the owner in writing, suggesting specific examples of how the facade does not conform with the neighborhood standards. Such written decision may be appealed by the owner to the Board of Adjustment in case of any error contained therein.

In the event an existing structure fails to meet one or more of the requirements of this section, neither the owner nor any other person or entity may utilize the existing structure for any commercial purpose whatsoever. Such structure must be remodeled or replaced by another structure so that all the applicable codes adopted by the City are complied with.

11. 9 BUILDING FACADES

All new construction or renovation of existing structures in this district shall have those vertical exteriors that are facing a public or private street, constructed of but not limited to, masonry, concrete panels, glass block, glass curtain walls, Exterior Insulated Finished Systems and stucco. Metal finishes, wood, plastic, and other masonry material may be considered and approved by the Planning Commission through the site plan review process. These approved materials are not required on exteriors facing rear alleys, or on portions of the building not facing a public or private street. All façade designs and materials shall be approved through the site plan process. Metal, canvas, wood, glass, plastics, or other similar materials may be used only in doors, windows, signs, canopies and awnings.

(Ord 2295, adopted 7/17/00)

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SECTION 12

O-2, PLANNED OFFICE PARK DISTRICT

12.1--PERMITTED USES

Permitted uses in the 0-2 district are listed in Article IV of this ordinance.

12.2--MINIMUM LOT SIZE

In the 0-2 district, there must be provided a minimum lot size of two and one half (2-1/2) acres, however, in all instances except the minimum lot size, the size of the lot is dependent upon bulk limitations to be imposed upon the land. Minimum lot frontage shall be two hundred (200) feet.

12.3--MAXIMUM COVERAGE

The maximum coverage of any building on any parcel of land in the 0-2 district is not to exceed thirty-three percent (33%) of the net lot area.

12.4--YARD REQUIREMENTS

Any building or structure in the 0-2 district with a location above the ground must be located a minimum of fifty (50) feet from any public structure or right-of-way line adjoining the district. Any building line in this district must be a minimum of thirty (30) feet from the property line of any commercial or industrial district.

Any one story building or structure in the 0-2 district must be a minimum of fifty (50) feet from any residential or agricultural district; any building or structure higher than one story but less than seventy-five (75) feet in height must be a minimum of seventy-five (75) feet from any residential district; and any building or structure higher than seventy-five (75) feet must be a minimum distance away from any residential or agricultural district which equals the height of the building or structure.

Any building line in this district must be a minimum of fifteen (15) feet from the property line of any other office district. Except for the required screening, the setback area may be used for traffic circulation and parking or loading.

(Ord 2230, adopted 9/20/99)

12.5--VISUAL SCREENING

This district shall be permanently screened from adjoining and contiguous agricultural and residential districts by an opaque wall or fence, which shall be:

- A. Constructed, designed and arranged to provide a visual separation of uses, irrespective of vegetation; and

- B. A minimum height of six (6) feet placed inside the district line; and
- C. Constructed with all braces and supports on the interior.

This visual screening shall be maintained by the owner of the zoning lot containing the use requiring the construction of visual screening. Failure to maintain after notice by the Building Inspector shall constitute an offense hereunder.

The Planning Commission may waive the requirement for a visual screen if equivalent screening is provided by existing parks, major streets, recreation areas, or by natural terrain.

12.6--BULK LIMITATIONS (FLOOR AREA RATIO)

In no instance will the total floor space of the structures in this district exceed the relationship of one to two of net lot area or site acreage, there must be provided two (2) square feet of open space to each one (1) square foot of floor space in the structures.

12.7--OFF STREET PARKING AND LOADING

In the 0-2 district, off street parking and loading requirements are as those in Article IV.

12.8--ADDITIONAL REQUIREMENTS

- A. An 0-2 district may be established only upon land held in single ownership or under unified control and which land contains no dedication of public streets or alleys, except:
 - 1. Street which may be deemed necessary by the Planning commission for the movement of vehicular traffic which has both its origin and destination outside the 0-2 district; and except
 - 2. Any rights-of-way for public utilities.
- A. The location of an 0-2 district shall have an acceptable relationship to the Major Street Plan for the City of Broken Arrow. For this purpose the petitioner shall submit to the Planning Commission a traffic circulation plan showing the adequacy of the street providing access to the office park to carry the traffic of the offices, proper methods of ingress and egress to and from the offices, necessary acceleration/deceleration lanes and necessary traffic control devices including signalization.
- C. A petitioner or developer shall be required to pay the cost of the construction and/or installation of the following facilities on the streets providing access to the office park which may be necessary to control traffic generated by the office park:

1. Street widening;
2. Ingress and egress driveways;
3. Acceleration and deceleration lanes;
4. Traffic control devices and signs, including channelization.

The standard for determining the extent of the developers financial responsibility for traffic control or construction shall be the predictable increase of traffic caused by the office park over the normal peak load estimated for the use on completion of the office park on the streets providing access to it.

D. LANDSCAPE & OPEN AREAS:

Within the 0-2 district a minimum five (5) percent of the net area of each lot shall be reserved and maintained for landscaping. This landscaping area should not include any utility or drainage easements, nor any parking or driving areas.

12.9 BUILDING FACADES

All new construction or renovation of existing structures in this district shall have those vertical exteriors that are facing a public or private street, constructed of but not limited to, masonry, concrete panels, glass block, glass curtain walls, Exterior Insulated Finished Systems and stucco. Metal finishes, wood, plastic, and other masonry material may be considered and approved by the Planning Commission through the site plan review process. These approved materials are not required on exteriors facing rear alleys, or on portions of the building not facing a public or private street. All façade designs and materials shall be approved through the site plan process. Metal, canvas, wood, glass, plastics, or other similar materials may be used only in doors, windows, signs, canopies and awnings.

(Ord 2295, adopted 7/17/00)

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SECTION 13

0-3. NEIGHBORHOOD OFFICE DISTRICT

13.1--PERMITTED USES

Permitted uses in the 0-3 district are listed in Article IV of this ordinance.

13.2--MINIMUM LOT SIZE

The parcel of land on which a neighborhood office center is located shall not be less than twelve thousand (12,000) square feet or more than two and forty-nine one hundredths (2.49) acres in area.

13.3--MAXIMUM COVERAGE

The maximum coverage of any building on any parcel of land in the 0-3 district is not to exceed fifty percent (50%) of the net lot area.

13.4--YARD REQUIREMENTS

There must be provided a minimum front yard of fifty (50) feet in the 0-3 district.

Any building or structure up to thirty-five (35) feet in height must provide a minimum side yard and rear yard of thirty (30) feet on any lot zoned 0-3 and which abuts on that side or rear with land having a residential or agricultural district classification.

Any building or structure over thirty-five (35) feet in height must provide a minimum side yard and rear yard of fifty (50) feet on any lot zoned 0-3 and which abuts on that side or rear with land having a residential or agricultural district classification.

In the event the abutting property has another office, commercial or industrial district classification, there must be a minimum side yard and rear yard of thirty (30) feet, except among parcels within the 0-3 district.

Minimum lot frontage shall be one hundred (100) feet on a major or collector street.

Building line setbacks shall be fifty (50) feet from any public dedicated street and a minimum of thirty (30) feet from an alley.

(Ord 2230, adopted 9/20/99)

13.5--HEIGHT LIMIT

In the 0-3 district, no building or structure, or portion thereof, shall exceed a height of fifty (50) feet from the mean lot elevation nor will it exceed three (3) stories.

(Ord 2230, adopted 9/20/99)

13.6--BULK LIMITATIONS (FLOOR AREA RATIO)

In no instance will the total floor space of the structure in this district exceed the relationship of one to one of the net lot area or site acreage, there must be provided one square foot of open space to each one square foot of floor space in the structures.

13.7--OFF STREET PARKING AND LOADING

In the 0-3 district, off street parking and loading requirements are the same as those in Article IV.

13.8--ADDITIONAL REQUIREMENTS

A. Visual Screening

This district shall be permanently screened from adjoining and contiguous agricultural and residential districts by an opaque wall or fence which will be:

1. Constructed, designed and arranged to provide a visual separation or uses, irrespective of vegetation; and
2. A minimum height of six (6) feet placed inside the district line; and
3. Constructed with all braces and supports on the interior.

This visual screening shall be maintained by the owner of the zoning lot containing the use requiring the construction of visual screening. Failure to maintain after notice by the Building Inspector shall constitute an offense hereunder.

The Planning Commission may waive the requirement for visual screen if equivalent screening is provided by existing parks, major streets, recreation areas or by natural terrain.

B. Standards

Any permitted use in the 0-3 district shall not be noxious or offensive by reason of the emission of odor, dust, smoke, gas, vibration, noise or similar causes beyond the property line which contains the use.

C. Access Control

Access on a major or collector street shall be limited to one point of ingress and egress, per street frontage, for each lot, or as required by the Planning Commission.

13.9 BUILDING FACADES

All new construction or renovation of existing structures in this district shall have those vertical exteriors that are facing a public or private street, constructed of but not limited to, masonry, concrete panels, glass block, glass curtain walls, Exterior Insulated Finished Systems and stucco. Metal finishes, wood, plastic, and other masonry material may be considered and approved by the Planning Commission through the site plan review process. These approved materials are not required on exteriors facing rear alleys, or on portions of the building not facing a public or private street. All façade designs and materials shall be approved through the site plan process. Metal, canvas, wood, glass, plastics, or other similar materials may be used only in doors, windows, signs, canopies and awnings.

(Ord 2295, adopted 7/17/00)

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SECTION 14

C-1, CENTRAL BUSINESS DISTRICT

14.1--PERMITTED USES

Permitted uses in the C-1 district are listed in Article IV of this ordinance.

14.2--MINIMUM LOT SIZE

There are no requirements for minimum lot size in the C-1 district.

14.3--MAXIMUM COVERAGE

The maximum coverage of any lot in the C-1 district shall not exceed seventy percent (70%) of the net lot area for interior lots or eighty percent (80%) of the net lot area for corner lots.

14.4--YARD REQUIREMENTS

There are no yard requirements in the C-1 district.

14.5--HEIGHT LIMIT

The height limit of structures in the C-1 district is governed by the floor area ratio in Section 14.6.

14.6--BULK LIMITATIONS (FLOOR AREA RATIO)

The floor area ratio of any principal structure or its accessory structures in the C-1 district is not to exceed five (5) times that of the net lot area for buildings of more than one (1) story in height.

14.7--CANOPIES AND AWNINGS

Canopies and awnings may project into the walkway area provided they are a minimum of eight (8) feet above the walking elevation and are a minimum of two (2) feet from the curb or edge of the normal traveled way or curb parking area, or utility structure, traffic control sign or device.

14.8--STANDARDS FOR CONVERSION OF EXISTING RESIDENTIAL STRUCTURES

- A. Following the grant of C-1 zoning, but prior to the owner actually beginning a use authorized under the C-1 zoning category, the owner must have a Registered Structural Engineer analyze the structural integrity of any building located on the property and prepare and submit an engineering certificate to the City Building Inspections Department certifying the integrity of such structure.
- B. The owner must also allow the Building Inspections Department to inspect any existing structure on the property. Such existing structure must pass said inspection by complying with all the criteria set forth in any of the BOCA or NEC codes which has been adopted by the City of Broken Arrow to govern the construction or structural standards for buildings within the City.
- C. In addition to meeting the structural requirements, the owner must restore or replace the exterior facade of the building to be aesthetically conforming at least to the average standard of the neighborhood in which it is located. If the exterior facade does not so conform, the Building Inspector shall notify the owner in writing, suggesting specific examples of how the facade does not conform with the neighborhood standards. Such written decision may be appealed by the owner to the Board of Adjustment in case of any error contained therein. In the event an existing structure fails to meet one or more of the requirements of this section, neither the owner nor any other person or entity may utilize the existing structure for any commercial purpose whatsoever. Such structure must be remodeled or replaced by another structure so that all the applicable codes adopted by the City are complied with.

Section 14. 9 BUILDING FACADES

All new construction or renovation of existing structures in this district shall have those vertical exteriors that are facing a public or private street, constructed of but not limited to, masonry, concrete panels, glass block, glass curtain walls, Exterior Insulated Finished Systems and stucco. Metal finishes, wood, plastic, and other masonry material may be considered and approved by the Planning Commission through the site plan review process. These approved materials are not required on exteriors facing rear alleys, or on portions of the building not facing a public or private street. All façade designs and materials shall be approved through the site plan process. Metal, canvas, wood, glass, plastics, or other similar materials may be used only in doors, windows, signs, canopies and awnings.

(Ord 2295, adopted 7-17-00)

SECTION 15

C-1P, CENTRAL BUSINESS DISTRICT

15.1--PERMITTED USES

Permitted uses in the C-1P district are listed in Article IV of this ordinance.

15.2--MINIMUM LOT SIZE

The minimum lot size for development in the C-1P district shall be 7,000 square feet.

15.3--MAXIMUM COVERAGE

The maximum coverage of any lot in the C-1P district shall not exceed fifty percent (50%) of the net lot area.

15.4--HEIGHT LIMIT

The height limit in the C-1P district shall be fifty (50) feet or three (3) stories.
(Ord 2230, adopted 9/20/99)

15.5--YARD REQUIREMENTS

Front: 20 feet*
Side: Adjoining non-residential zoning, 0 feet
Side: Adjoining residential zoning, 10 feet
Rear: 20 feet

*If in any block one side of the street is occupied by structures fifty percent (50%) of which exceed the front yard setback as set out above, then new construction in accordance with the C-1P district shall conform with the average setback of the existing structures.

15.6 VISUAL SCREENING IN C-1P

Uses established in the C-1 P district shall be permanently screened from adjoining and contiguous uses in residential zoning districts by an opaque wall or fence which shall be:

- A Designed, constructed and arranged to provide a visual separation of uses, irrespective of vegetation; and
- B. A minimum height of eight (8) feet placed inside the district line; and
- C. Constructed with all braces and supports on the interior; or

- D. The Planning Commission may approve a proposed combination of fencing and landscaping which in their judgment will accomplish the purposes of this section and provide a permanent screening.
(Ord 2238, adopted 10/18/99)

15.7--OFF STREET PARKING

In the C-IP District, parking requirements are as those in Article IV of this ordinance.

15.8--CANOPIES AND AWNINGS

The requirements for canopies and awnings in the C-IP district shall be the same as in the C-1 District.

15.9--STANDARDS FOR CONVERSION OF EXISTING RESIDENTIAL STRUCTURES

- A. Following the grant of C-IP zoning, but prior to the owner actually beginning a use authorized under the C-IP zoning category, the owner must have a Registered Structural Engineer analyze the structural integrity of any building located on the property and prepare and submit an engineering certificate to the City Building Inspections Department certifying the integrity of such structure.
- B. The owner must also allow the Building Inspections Department to inspect any existing structure on the property. Such existing structure must pass said inspection by complying with all the criteria set forth in any of the BOCA or NEC codes which have been adopted by the City of Broken Arrow to govern the construction or structural standards for buildings within the City.
- C. In addition to meeting the structural requirements, the owner must restore or replace the exterior facade of the building to be aesthetically conforming at least to the average standard of the neighborhood in which it is located. If the exterior facade does not so conform, the Building Inspector shall notify the owner in writing, suggesting specific examples of how the facade does not conform with the neighborhood standards. Such written decision may be appealed by the owner to the Board of Adjustment in case of any error contained therein. In the event an existing structure fails to meet one or more of the requirements of this section, neither the owner nor any other person or entity may utilize the existing structure for any commercial purpose whatsoever. Such structure must be remodeled or replaced by another structure so that all the applicable codes adopted by the City are complied with.

15.10--BUILDING FACADES

All new construction or renovation of existing structures in this district shall have those vertical exteriors that are facing a public or private street, constructed of but not limited to, masonry, concrete panels, glass block, glass curtain walls, Exterior Insulated Finished Systems and stucco. Metal finishes, wood, plastic, and other masonry material may be considered and approved by the Planning Commission through the site plan review process. These approved materials are not required on exteriors facing rear alleys, or on portions of the building not facing a public or private street. All façade designs and materials shall be approved through the site plan process. Metal, canvas, wood, glass, plastics, or other similar materials may be used only in doors, windows, signs, canopies and awnings.

(Ord 2295, adopted 7/17/00)

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SECTION 16

C-2, PLANNED SHOPPING CENTER DISTRICT

16.1--PERMITTED USES

Permitted uses in the C-2 district are listed in Article IV of this Ordinance.

16.2--MINIMUM LOT SIZE

In the C-2 district, there must be provided a minimum lot size of two and one half (2-1/2) acres, however, in all instances except the minimum lot size, the size of the lot is dependent upon bulk limitations to be imposed upon the land. Minimum lot frontage shall be two hundred (200) feet.

16.3--MAXIMUM COVERAGE

The maximum coverage of any building on any parcel of land in the C-2 district shall not exceed thirty three percent (33%) of the net lot area.

16.4--YARD REQUIREMENTS

Any building or structure in the C-2 district must be located a minimum of fifty (50) feet from any public structure or right-of-way line adjoining the district. Any building line in this district must be a minimum of thirty (30) feet from the property line of any other commercial or industrial district.

Any one story building or structure in the C-2 district must be a minimum of fifty (50) feet from any residential or agricultural district; any building or structure higher than one story but less than seventy-five (75) feet in height must be a minimum of seventy-five (75) feet from any residential or agricultural district; and any building or structure higher than seventy-five (75) feet must be a minimum distance away from any residential or agricultural district which equals the height of the building or structure.

Any building line in this district must be a minimum of thirty (30) feet from the property line of any office district. Except for the required screening, the setback area may be used for traffic circulation and parking or loading.

(Ord 2230, adopted 9/20/99)

16.5--VISUAL SCREENING

This district shall be permanently screened from adjoining and contiguous agricultural and residential districts by an opaque wall or fence which shall be:

- A. Designed, constructed and arranged to provide a visual separation of uses, irrespective of vegetation; and

- B. A minimum height of eight (8) feet placed inside the district line; and
- C. Constructed with all braces and supports on the interior.

This visual screening shall be maintained by the owner of the zoning lot containing the use requiring the construction of visual screening. Failure to maintain after notice by the Building Inspector shall constitute a Class B offense.

The Planning Commission may waive the requirement for a visual screen if equivalent screening is provided by existing parks, major streets, recreation area, or by natural terrain.

(Ord 2238, adopted 10/18/99)

16.6--BULK LIMITATIONS (FLOOR AREA RATIO)

In no instance will the total floor space of the structures in this district exceed the relationship of one to two of net lot area or site acreages there must be provided two square feet of open space to each one square foot of floor space in the structures.

16.7--OFF STREET PARKING AND LOADING

In addition to Article IV, two (2) square feet of open space, dedicated to parking and automobile maneuvering must be provided for each one (1) square foot of floor space in the C-2 district. There must also be provided one (1) off-street loading space for each twenty five thousand (25,000) square feet of floor space.

16.8--ADDITIONAL REQUIREMENTS

- A. A C-2 district may be established only upon land held in single ownership or under unified control and which land contains no dedication of public streets or alleys, except:
 - 1. Street which may be deemed necessary by the Planning Commission for the movement of vehicular traffic which has both its origin and destination outside the C-2 district, and except:
 - 2. Any rights-of-way for public utilities and storm water drainage.

- B. The location of a C-2 district shall have an acceptable relationship to the Major Street Plan for the City of Broken Arrow. For this purpose the petitioner shall submit to the Planning Commission a traffic circulation plan showing the

adequacy of the street providing access to the shopping center, proper methods of ingress and egress to and from the center, necessary acceleration/deceleration lanes and necessary traffic control devices including channelization.

- C. A petitioner or developer shall be required to pay the cost of the construction and/or installation of the following facilities on the streets providing access to the shopping center which may be necessary to control traffic generated by the shopping center:
1. Street widening;
 2. Ingress and egress driveways;
 3. Acceleration and deceleration lanes;
 4. Traffic control devices and signs, including channelization.

The standard for determining the extent of the developers financial responsibility for traffic control or construction shall be the predictable increase of traffic caused by the shopping center over the normal peak load estimated for the use on completion of the shopping center on the streets providing access to it.

- D. Landscaping and open areas within the C-2 district, a minimum five (5) percent of the net area of each lot shall be reserved and maintained for landscaping. This landscaping area should not include any utility or drainage easements, nor any parking or driving areas.

16.9 BUILDING FACADES

All new construction or renovation of existing structures in this district shall have those vertical exteriors that are facing a public or private street, constructed of but not limited to, masonry, concrete panels, glass block, glass curtain walls, Exterior Insulated Finished Systems and stucco. Metal finishes, wood, plastic, and other masonry material may be considered and approved by the Planning Commission through the site plan review process. These approved materials are not required on exteriors facing rear alleys, or on portions of the building not facing a public or private street. All façade designs and materials shall be approved through the site plan process. Metal, canvas, wood, glass, plastics, or other similar materials may be used only in doors, windows, signs, canopies and awnings.

(Ord 2295, adopted 7/17/00)

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SECTION 17

C-3, NEIGHBORHOOD CONVENIENCE SHOPPING DISTRICT

17.1--PERMITTED USES

Permitted uses in the C-3 district are listed in Article IV of this Ordinance.

17.2--MINIMUM LOT SIZE

The parcel of land on which a convenience commercial center is located, shall not be less than twelve thousand (12,000) square feet or more than two and forty-nine hundredths (2.49) acres in area.

17.3--MAXIMUM COVERAGE

The maximum coverage of any building on any parcel of land in the C-3 district is not to exceed fifty percent (50%) of the net lot area.

17.4--YARD REQUIREMENTS

There must be provided a minimum front yard of fifty (50) feet in the C-3 district. There is no requirement for side yards between and among parcels within the C-3 district; however, in the event that abutting property has agriculture A-1, residential, another commercial, an office or an industrial district classification there must be provided a minimum separation or side yard of thirty (30) feet. Minimum lot frontage shall be one hundred (100) feet on a major or collector street. Building line set back shall be minimum fifty (50) feet from any public dedicated street and minimum thirty (30) feet from an alley.

17.5--HEIGHT LIMIT

In the C-3 district, no building or structure, or portion thereof, shall exceed a height of fifty (50) feet from the mean lot elevation nor will it exceed three (3) stories.

(Ord 2230, adopted 9/20/99)

17.6--BULK LIMITATIONS (FLOOR AREA RATIO)

In no instance will the total floor space of the structures in this district exceed the relationship of one to one of net lot area or site acreage; there must be provided one square foot of open space to each one square foot of floor space in the structures.

17.7--OFF STREET PARKING

In the C-3 district, off-street parking and loading requirements are the same as those in Article IV.

17.8--ADDITIONAL REQUIREMENTS

A. Visual Screening

This district shall be permanently screened from adjoining and contiguous agricultural and residential districts by an opaque wall or fence which shall be:

1. Designed, constructed and arranged to provide a visual separation of uses, irrespective of vegetation; and
2. Minimum height of eight (8) feet placed inside the district line, and
3. Constructed with all braces and supports on the interior.

This visual screening shall be maintained by the owner of the zoning lot containing the use requiring the construction of visual screening. Failure to maintain after notice by the Building Inspector shall constitute a Class B offense.

The Planning Commission may waive the requirement for visual screen if equivalent screening is provided by existing parks, major streets, recreation areas or by natural terrain.

(Ord 2238, adopted 10/18/99)

B. Standards

Any permitted use in the C-3 district shall not be noxious or offensive by reason of the emission of odor, dust, smoke, gas, vibration, noise or other similar causes beyond the property line which contains the use.

C. Access Control

Access on a major or collector street shall be limited to one point of ingress and egress for each lot, per street frontage or as required by the Planning Commission.

17.9 BUILDING FACADES

All new construction or renovation of existing structures in this district shall have those vertical exteriors that are facing a public or private street, constructed of but not limited to, masonry, concrete panels, glass block, glass curtain walls, Exterior Insulated Finished Systems and stucco. Metal finishes, wood, plastic, and other masonry material may be considered and approved by the Planning Commission through the site plan review process. These approved materials are not required on exteriors facing rear alleys, or on portions of the building not facing a public or private street. All façade designs and materials shall be approved through the site plan process. Metal, canvas, wood, glass, plastics, or other similar materials may be used only in doors, windows, signs, canopies and awnings.

(Ord 2295, adopted 7/17/00)

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SECTION 18

C-4, AUTOMOTIVE SALES AND SERVICE DISTRICT

18.1--PERMITTED USES

Permitted uses in the C-4 district are listed in Article IV of this ordinance.

18.2--MINIMUM LOT SIZE

There are no minimum requirements for lot sizes in the C-4 district, however, any lot in this district must have a minimum lot frontage of one hundred (100) feet.

18.3--MAXIMUM COVERAGE

The maximum coverage of any building on any lot in the C-4 district is not to exceed thirty three percent (33%) of the net lot area.

18.4--YARD REQUIREMENTS

There must be provided a minimum front yard of fifty (50) feet in the C-4 district. There is no requirement for side yard between and among parcels within the C-4 district, however, in the event that abutting property has another commercial, office or industrial district classification, there must be provided a minimum side yard of thirty (30) feet. In the event the abutting property is a residential or agricultural district classification, the minimum side yard requirement is fifty (50) feet. Minimum building line setback shall be fifty (50) feet from any Public dedicated street and minimum thirty (30) feet from an alley.

18.5--HEIGHT LIMIT

In the C-4 district, no building, sign or structure or portion thereof shall exceed a height of thirty-five (35) feet from the mean lot elevation, nor will it exceed two and one half (2-1/2) stories.

18.6--BULK LIMITATIONS (FLOOR AREA RATIO)

In no instance will the total floor space of the structure in this district exceed the relationship of one to two of the net lot area or site acreage; there must be provided two square feet of open space to each one square foot of floor space in the structures.

18.7--OFF STREET PARKING

In the C-4 district, the control of off-street parking and loading is in Article IV and Article VIII of this ordinance.

18.8--ADDITIONAL REQUIREMENTS

A. Visual Screening

This district shall be permanently screened from adjoining and contiguous agricultural and residential districts by an opaque wall or fence, which shall be:

1. Designed, constructed and arranged to provide a visual separation of uses, irrespective of vegetation; and
2. A minimum height of eight (8) feet placed inside the district line; and
3. Constructed with all braces and supports on the interior.

This visual screening shall be maintained by the owner of the zoning lot containing the use requiring the construction of visual screening. Failure to maintain after notice by the Building Inspector shall constitute a Class B offense.

The Planning Commission may waive the requirement for a visual screen if equivalent screening is provided by existing parks, major streets, recreation areas, or by natural terrain.

(Ord 2238, adopted 10/18/99)

B. Standards

Any permitted use in the C-4 district shall not be noxious or offensive by reason of the emission of odor, dust, smoke, gas, vibration, noise or other similar causes beyond the property line, which contains the use.

C. Lighting

Exterior lighting fixtures shall be shaded whenever necessary to avoid casting direct light upon property located in any residential district.

D. Access Control

Access on a major or collector street shall be limited to one point of ingress and egress for each lot, per street frontage, or as required by the Planning Commission.

18.9 BUILDING FACADES

All new construction or renovation of existing structures in this district shall have those vertical exteriors that are facing a public or private street, constructed of but not limited to, masonry, concrete panels, glass block, glass curtain walls, Exterior Insulated Finished Systems and stucco. Metal finishes, wood, plastic, and other masonry material may be considered and approved by the Planning Commission through the site plan review process. These approved materials are not required on exteriors facing rear alleys, or on portions of the building not facing a public or private street. All façade designs and materials shall be approved through the site plan process. Metal, canvas, wood, glass, plastics, or other similar materials may be used only in doors, windows, signs, canopies and awnings. **(Ord 2295, adopted 7/17/00)**

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SECTION 19

C-5. HIGHWAY COMMERCIAL AND COMMERCIAL RECREATION

DISTRICT

19.1--PERMITTED USES

Permitted uses in the C-5, Highway Commercial and Commercial Recreation district are listed in Article IV of this ordinance.

19.2--MINIMUM LOT SIZE

There are no minimum requirements for lot size in the C-5 district, however, any lot in this district must have a minimum lot frontage of one hundred (100) feet.

19.3--MAXIMUM COVERAGE

The maximum coverage of any building on any lot in the C-5 district is not to exceed thirty-three percent (33%) of the net lot area.

19.4--YARD REQUIREMENTS

There must be provided a minimum front yard of fifty (50) feet in the C-5 district. There is no requirement for side yards between and among parcels within the C-5 district, however in the event that abutting property has another commercial, office or industrial district classification, there must be provided a minimum side yard of thirty (30) feet.

Any one story building or structure in the C-5 district must be a minimum of fifty (50) feet from any residential or agricultural district; any building or structure higher than one story but less than seventy-five (75) feet in height must be a minimum of seventy-five (75) feet from any residential or agricultural district; and any building or structure higher than seventy-five (75) feet must be a minimum distance away from any residential or agricultural district which equals the height of the building or structure.

Minimum lot frontage shall be one hundred (100) feet. Minimum building line set back shall be fifty (50) feet from a major or collector street and thirty (30) feet from an alley.
(Ord 2230, adopted 9/20/99)

19.5--HEIGHT LIMIT

There shall be no height limits in the C-5 district for buildings.
(Ord 2230, adopted 9/20/99)

19.6--BULK LIMITATIONS (FLOOR AREA RATIO)

In no instance will the total floor space of the structure in this district exceed the relationship of one to one of the net lot area or site acreage; there must be provided one square foot of open space to each one square foot of floor space in the structures.

19.7--OFF STREET PARKING AND LOADING

In the C-5 district, the control of off street parking and loading is the same as that in Article IV of this ordinance.

19.8--ADDITIONAL REQUIREMENTS

A. Visual Screening

This district shall be permanently screened from adjoining and contiguous agricultural and residential districts by an opaque wall or fence which shall be:

1. Designed, constructed and arranged to provide a visual separation of Uses, irrespective of vegetation; and
2. A minimum height of eight (8) feet placed inside the district line; and
3. Constructed with all braces and supports on the interior.

This visual screening shall be maintained by the owner of the zoning lot containing the use requiring the construction of visual screening. Failure to maintain after notice by the Building Inspector shall constitute a Class B offense.

- A. The Planning Commission may waive the requirement for visual screening if equivalent screening is provided by existing parks, major streets, recreation area, or by natural terrain.

(Ord 2230, adopted 9/20/99)

B. Standards

Any permitted use in the C-5 district shall not be noxious or offensive by reason of the emission of odor, dust, smoke, gas, vibration, noise or other similar causes beyond the property line which contains the use,

C. Lighting

Exterior lighting fixtures shall be shaded whenever necessary to avoid casting direct light upon property located in any residential district.

D. Access control

Access on a major or collector street shall be limited to one point of ingress and egress for each lot, per street frontage, or as required by the Planning Commission.

E. Landscape and open areas

Within the C-5 district a minimum five (5) percent of the net area of each lot shall be reserved and maintained for landscaping. This landscaping area should not include any utility or drainage easements, nor any parking or driving areas.

19.9 BUILDING FACADES

All new construction or renovation of existing structures in this district shall have those vertical exteriors that are facing a public or private street, constructed of but not limited to, masonry, concrete panels, glass block, glass curtain walls, Exterior Insulated Finished Systems and stucco. Metal finishes, wood, plastic, and other masonry material may be considered and approved by the Planning Commission through the site plan review process. These approved materials are not required on exteriors facing rear alleys, or on portions of the building not facing a public or private street. All facade designs and materials shall be approved through the site plan process. Metal, canvas, wood, glass, plastics, or other similar materials may be used only in doors, windows, signs, canopies and awnings.

(Ord 2295, adopted 7/17/00)

19.10 Mini-storage shall be allowed in C-5 zoning only as a secondary use and incidental to the primary retail use. It may function as a transitional buffer between retail commercial establishments and nearby residential or other less intense uses. The portion of the C-5 zoning district that is devoted to mini-storage use shall not exceed 20% by area of the whole district, regardless of the number of lots contained within the zoning district. A PUD or TPUD shall be required over the whole C-5 zoning district in order to assure compliance with this requirement.

(Ord 2335, adopted 2/5/00)

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SECTION 20

IS, INDUSTRIAL SERVICE DISTRICT

20.2--STANDARDS

Any use constructed, established, altered, or enlarged in the IS, Industrial Service District, after the effective date of this ordinance, shall be so operated as to comply with the following standards:

- A. No building or structure shall be used for residential purposes in this district.
- B. No retail sales or services shall be permitted except as incidental to or accessory to the permitted use.
- C. No noise from an operation conducted on the premises, other than that emanating from vehicular traffic, either continuous or intermittent, shall be detectable at any boundary line of the IS District.
- D. No toxic matter, noxious matter, smoke, gas, any hazardous material, or odorous or particulate matter shall be emitted which is detectable beyond the lot lines of this district.
- E. No vibration from any light industrial activity shall be detectable beyond the lot lines of this zoning district on which the use is located.
- F. Exterior lighting fixtures shall be shaded, wherever necessary, to avoid casting direct light upon property located in any residential district, adjacent streets, alleys, or thoroughfares.
- G. All uses within this district shall be of service or light industrial in nature. No manufacturing, heavy assembly, or storage of flammable or hazardous materials shall be permitted within this district.

20.3--PERMITTED USES

Permitted uses in the IS District are listed in Article IV of this Ordinance.

20.4--MINIMUM LOT SIZE

There shall be no parcel of land smaller than twelve thousand (12,000) square feet, nor shall any parcel of land existing in single ownership at the time of passage of this Ordinance henceforth be divided for sale into units smaller than twelve thousand (12,000) square feet. All lots in this district shall have a minimum frontage on a public dedicated road or an approved dedicated thoroughfare of a minimum of one hundred (100) feet.

20.5--MAXIMUM COVERAGE

There are no requirements for maximum coverage in the IS District; however, the coverage shall be limited and controlled by the provisions of the yard requirements, bulk limitations, and of off-street parking and loading areas, etc.

20.6--YARD REQUIREMENTS

There must be provided a minimum front yard of fifty (50) feet in the IS District. There shall be no side yard requirements between and among parcels within the IS District. In the event this IS District abuts another industrial district, a commercial district, or an office district, the minimum side yard setback shall be thirty (30) feet. In the event the abutting property is zoned or used as residential or agriculture, a minimum side yard requirement of fifty (50) feet shall be necessary. Backyard requirements in this district, abutting other industrial, commercial, or office districts, shall be minimum thirty (30) feet. However, rear yard requirements abutting a residential, agriculture or office district shall be minimum fifty (50) feet.

20.7--HEIGHT LIMIT

In the IS District, no building, sign, or structure or portions thereof (except antennas) shall exceed a height of fifty (50) feet nor will it exceed four (4) stories in height, measured from mean lot elevation.

20.8--BULK LIMITATIONS (FLOOR AREA RATIO)

In the IS District, bulk limitations shall be governed by height limits, yard requirements, and off-street parking requirements.

20.9--VISUAL SCREENING

All uses and structures within this district shall be permanently screened from adjoining and contiguous agriculture, residential, and office districts by an opaque wall or fence, which shall be:

- A. Designed, constructed and arranged to provide a visual separation of uses, irrespective of vegetation; and

B. A minimum height of eight (8) feet, placed inside the district line; and

C. Constructed with all braces and supports on the interior.

This visual screening shall be maintained by the owner of the zoning lot containing the use requiring the construction of visual screening. Failure to maintain, after notice by the City, shall constitute a Class B offense.

The Planning Commission may waive the requirement for a visual screen if equivalent screening is provided by existing parks, major streets, recreational areas, or by natural terrain or through other requirements of a Planned Unit Development.

(Ord 2238, adopted 10/18/99)

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SECTION 21

I-1 LIGHT INDUSTRIAL DISTRICT

21.1--STANDARDS

Any use constructed, established, altered, or enlarged in the I-1 district after the effective date of this Ordinance shall be so operated as to comply with the following standards.

- A. No building shall be used for residential purposes, except that a watchman may reside on the premises.
- B. No retail sales or services shall be permitted except as incidental to or accessory to a permitted use.
- C. No noise from any operation conducted on the premises, other than that emanating from vehicular traffic, either continuous or intermittent, shall be detectable at any boundary line of the I-1 district.
- D. No toxic matter, noxious matter, smoke, gas or odorous or particulate matter shall be emitted that is detectable beyond the lot lines of the zoning lot which the use is located.
- E. No vibrations shall be detectable beyond the lot lines of the zoning lot on which the use is located.
- F. Exterior lighting fixtures shall be shaded wherever necessary to avoid casting direct light upon property located in any residence district.
- G. The manufacture of flammable materials which produce explosive vapors or gases is prohibited.
- H. Any operation that produces intense glare or heat shall be performed within a completely enclosed building, and exposed sources of light shall be screened so as not to be detectable beyond the lot lines.

21.2--PERMITTED USES

Permitted uses in the I-I district are listed in Article IV of this Ordinance.

21.3--MINIMUM LOT SIZE

There shall be no parcel of land smaller than twelve thousand (12,000) square feet nor shall any parcel of land existing in single ownership at the time of passage of this ordinance henceforth be divided for sale into units smaller than twelve thousand (12,000) square feet. Any lot in this district must be at least fifty (50) feet in width with the exception that in the event the proposed tract fronts onto an arterial street, the minimum width shall be one hundred (100) feet. In the event the proposed tract is abutted by an "R" (residential) or "O" (office) district, the width of the proposed structure and yard requirements will establish the minimum front yard requirements.

21.4--MAXIMUM COVERAGE

There are no requirements for maximum coverage in the I-1 district. The provisions of yard requirements, bulk limitations and off street parking and loading govern in this instance.

21.5--YARD REQUIREMENTS

There must be provided a minimum front yard of thirty (30) feet in the interior of industrial areas/parks, in I-1 district. However, in the event the proposed lot(s) abut any arterial or collector street there must be provided a minimum setback of fifty (50) feet. There shall be no specific side yard requirements between and among parcels within the I-1 district. The minimum requirement for rear yards is thirty (30) feet. In the event that the abutting property is other than an industrial district, but not residential or office, the distance from the property line to any building must be thirty (30) feet. In the event the abutting property is residential or office, the distance from the property line to any building must be fifty (50) feet.

21.6--HEIGHT LIMIT

In the I-1 district, no building, sign or structure or portion thereof, except smoke stacks and antennas shall exceed a height of fifty (50) feet nor will it exceed four (4) stories.

21.6--BULK LIMITATIONS (FLOOR AREA RATIO)

In the I-1 district, bulk limitations are governed by height limits and yard requirements.

21.7--VISUAL SCREENING

This district shall be permanently screened from adjoining and contiguous agricultural and residential districts by an opaque wall or fence which shall be:

- A. Designed, constructed and arranged to provide a visual separation of uses irrespective of vegetation; and
- B. A minimum height of eight (8) feet placed inside the district line; and

C. Constructed with all braces and supports on the interior.

This visual screening shall be maintained by the owner of the zoning lot containing the use requiring the construction of visual screening. Failure to maintain after notice by the Building Inspector shall constitute a Class B offense.

The Planning Commission may waive the requirement for a visual screen if equivalent screening is provided by existing parks, major streets, recreation areas, or by natural terrain.

(Ord 2238, adopted 10/18/99)

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SECTION 22

I-2, HEAVY INDUSTRIAL DISTRICT

22.1--STANDARDS

Any use constructed, established, altered, or enlarged in the I-2 district after the effective date of this Ordinance shall be operated as to comply with the following standards. No use already established on the effective date of this Ordinance shall be altered or modified as to conflict with, or further conflict with, the applicable standards established hereinafter for the I-2 district.

- A. No building shall be used for residential purposes, except that a watchman may reside on the premises.
- B. No retail sales or services shall be permitted except as incidental to or accessory to a permitted use.
- C. No storage, manufacture, or assembly of goods shall be conducted out of a building unless the nearest point of said activity is more than one hundred (100) feet from the boundary of any use district.
- D. Exterior lighting fixtures shall be shaded wherever necessary to avoid casting direct light upon property located in any residence district.
- E. All manufacturing, fabricating, assembly, disassembly, repairing, storing, cleaning, servicing, and testing of goods, water and merchandise, shall be carried on in such a manner as not to be injurious or offensive by reasons of the emission or creation of noise, vibration, smoke, dust or other particulate matter, toxic or noxious matter, odorous, glare, or heat, fire or explosive hazards.

No activities involving storage, utilization or manufacture of materials or products, which decompose by detonation shall be permitted.

22.2--PERMITTED USES

Permitted uses in the I-2 district are listed in Article IV of this Ordinance.

22.3--MINIMUM LOT SIZE

There are no requirements for minimum lot size in the I-2 district, however, any lot in this district must be at least fifty (50) feet in width for interior lots within an industrial area/park with the exception that in the event the proposed tract fronts onto an arterial or collector street, the minimum width shall be one hundred (100) feet. All heavy industrial districts created must exceed two and one half (2-1/2) acres.

22.4--MAXIMUM COVERAGE

There are no requirements for maximum coverage in the I-2 district. The provisions of yard requirements, bulk limitations and off street parking and loading govern in this instance.

22.5--YARD REQUIREMENTS

There must be provided a minimum front yard of thirty (30) feet in the I-2 district when fronting onto another industrial district and not fronting onto an arterial or collector street. When fronting onto any other district or an arterial or collector street, there shall be provided a minimum front yard of fifty (50) feet. There shall be no specific side or rear yard requirements between and among parcels within the I-2 district. Whenever a parcel abuts in the side or rear, another district, or a collector or arterial street, there shall be provided a minimum setback of fifty (50) feet.

22.6--HEIGHT LIMIT

In the I-2 district no building, sign or structure or portion thereof, except smoke stacks and antennas, shall exceed a height of fifty (50) feet, nor will it exceed four (4) stories.

22.7--BULK LIMITATIONS (FLOOR AREA RATIO)

In the I-2 district, bulk limitations are governed by height limits and yard requirements.

22.8--VISUAL SCREENING

This district shall be permanently screened from adjoining and contiguous agricultural and residential districts by an opaque wall or fence which shall be:

- A. Designed, constructed and arranged to provide a visual separation of uses, irrespective of vegetation, and
- B. Minimum height of eight (8) feet placed inside the district line; and
- C. Constructed with all braces and supports on the interior.

This screening shall be maintained by the owner of the zoning lot containing the use requiring the construction of visual screening. Failure to maintain after notice by the Building Inspector shall constitute a Class B offense.

The Planning Commission may waive the requirement for a visual screen if equivalent screening is provided by existing parks, major streets, recreation areas, or by natural terrain.

(Ord 2238, adopted 10/18/99)